

**Subject:** 12/06/2016 02:30 PM - Planning and Land Use Management Committee Meeting  
**From:** City Clerk  
**Date:** 12/02/2016 02:48 PM  
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TITLE: Planning and Land Use Management Committee Meeting  
DATE: 12/06/2016  
TIME: 02:30 PM

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## PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, December 6, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON  
COUNCILMEMBER GILBERT A. CEDILLO  
COUNCILMEMBER MITCHELL ENGLANDER  
COUNCILMEMBER CURREN D. PRICE, JR.

(Sharon Dickinson - Legislative Assistant - (213) 978-1074 or email [Sharon.Dickinson@lacity.org](mailto:Sharon.Dickinson@lacity.org))

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)  
[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)  
[16-1165](#)

Motion (Blumenfield - Wesson for Huizar) relative to instructing the Los Angeles Department of Building and Safety, with the assistance of the Los Angeles Fire Department, Department of City Planning, and the Bureau of Engineering, and in consultation with the City Attorney, to report with recommendations to address policy questions detailed in the Motion, stemming from the fire on Monday, December 8, 2014 at the under-construction apartment complex located at the juncture of the Harbor and Hollywood freeways in downtown Los Angeles.

ITEM NO. (3)  
[16-0763](#)

CD 11

**TIME LIMIT: 12/19/16; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Environmental Impact Report (ENV-2012-3063-EIR), Addendum and related California Environmental Quality Act (CEQA) findings, report from the City Attorney and draft Ordinance relative to the execution of the development agreement by and between the City of Los Angeles and Philena Properties, L.P., a California Limited Partnership relating to real property in the West Los Angeles Community Plan area for a term of approximately 15 years, for the development of a mixed-use project located on approximately 4.75 acres at the northwest corner of Olympic Boulevard and Bundy Drive in West Los Angeles consisting of 516 residential units (with a maximum of 558,200 gross square feet), 99,000 square feet of retail floor area (consisting of a maximum 35,000-square-foot grocery store, of which a maximum of 29,000 square feet may be dedicated to grocery sales, with the remainder dedicated to ancillary uses, and 64,000 square feet of retail and restaurant use, of which a maximum of 18,000 square feet may be restaurant use), 150,000 square feet of creative office floor area, and three levels of subterranean parking with an overall Floor Area Ratio of a maximum of 4.0:1, for the property located at 12101 West Olympic Boulevard.

Applicant: Dana R. Martin, Jr., Philena Properties, LP

Representative: Joel B. Miller, Psomas

Case No. CPC-2015-4455-DA

CEQA No. ENV-2012-3063-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)  
[14-0450-S1](#)

CD 4

Report from the Department of City Planning and draft Ordinance relative to corrected conditions for effectuating (T) Tentative Classification, corrected Conditions of Approval and clarification of the City Council actions taken on December 16, 2014 for Council file No. 14-0450-S1, for the properties located at 5746-5750 Sepulveda Boulevard and 5747-5751 Halbreth Avenue.

Case No. CPC-2013-3554-ZC-HD-CU-ZV-ZAA

CEQA No. ENV-2013-3555-MND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (5)

[14-1478](#)

Categorical Exemption and related California Environmental Quality Act findings, reports from the City Administrative Officer and City Attorney, and draft Ordinance amending Division 4 of Article 8, Chapter IX, and adding Division 97 to Article 1, Chapter IX of the Los Angeles Municipal Code to establish the City of Los Angeles Existing Buildings Energy and Water Efficiency Program, requiring buildings, including existing buildings, to undergo energy and water efficiency audits, retro-commissioning and annual benchmarking of energy and water consumption. **(Energy and Environment Committee waived consideration of this matter)**

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (6)

[14-0366-S4](#)

CONTINUED FROM 10/25/16

City Attorney, City Administrative Officer and Chief Legislative Analyst reports relative to the already enacted as well as proposed State legislation regarding medical marijuana.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (7)

[15-1369](#)

CD 5

**TIME LIMIT: 1/8/17; LAST DAY FOR COUNCIL ACTION: 1/6/17**

Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and related California Environmental Quality Act (CEQA) findings, Communications from the Mayor and the Los Angeles City Planning Commission (LACPC) and appeal filed by Laura Aflalo, Fisch Properties, LP (Representative: Veronica Becerra, Rabuild Commercial Services, LLC) relative to the entire determination of the LACPC in disapproving a General Plan Amendment to the Wilshire Community Plan Map, to add a footnote to the Wilshire Community Plan Map, referencing the project site as follows: "Development of the properties bounded by Burton Way to the north, Arnaz Drive to the west, Hamel Road to the east, and Colgate Avenue to the south shall be permitted as a High Medium density development, limited to a maximum Floor Area Ratio (FAR) of 3:1"; disapproving a Zone Change from R3-1-O to [Q]R4-1-O; disapproving Zoning Administrator Adjustments to reduce the required front yard on Hamel Road from 15 feet to 8 feet and to reduce the required rear yard from 17 feet to 8 feet; and disapproving a Site Plan Review for a development project that will result in an increase of 50 or more dwelling units, for the proposed construction of an 88-unit apartment building varying in height from 37 feet (three stories) along Colgate Avenue to 54.4 feet (five stories) along the alley to the north of the project site, including 160 automobile parking spaces and 97 bicycle parking spaces in a two-level subterranean garage, approximately 12,300 square feet of open space consisting of 7,900 square feet of common open space and 4,400 square feet of private open space, total project floor area is approximately 90,000 square feet, including demolition of five two-story apartment buildings of varying age containing 29 residential units, comprising of five contiguous lots with a total lot area of approximately 35,100 square feet (0.81 acre) for the property located at 411-439 South Hamel

Road.

Applicant: Laura Aflalo, Fisch Properties, LP

Representative: Veronica Becerra, Rabuild Commercial Services, LLC

Case No. CPC-2013-4028-GPA-ZC-SPR-ZAA

CEQA No. ENV-2013-4029-MND

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO. (8)

[16-0687](#)

CD 14

CONTINUED FROM 8/16/16

Mitigated Negative Declaration (MND), Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, and an appeal filed by Jesus Hermosillo, Unite HERE Local 11, under California Public Resources Code Section 21151(c) of CEQA, from the determination of the Central Los Angeles Area Planning Commission in adopting the MND (ENV-2015-3214-MND) for the property located at 649 South Olive Street.

Applicant: 649 South Olive, LLC

Representative: Elizabeth Peterson, Elizabeth Peterson Group, Incorporated

Related Case No. ZA-2015-3213-CUB-CUX-ZV-1A

CEQA No. ENV-2015-3214-MND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (9)

[16-1110](#)

CD 14

CONTINUED FROM 11/1/16

**TIME LIMIT: 12/27/16; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Central Los Angeles Area Planning Commission (CLAAPC), and an appeal filed by Jesus Hermosillo, Unite HERE Local 11 relative to the determination of the CLAAPC in sustaining the decision of the Zoning Administrator in approving a Zone Variance to permit an outdoor rooftop bar, live entertainment permit and pool in the C5 Zone, for the property located at 416 West 8th Street, subject to modified Conditions of Approval. (On July 12, 2016, the CLAAPC also sustained the Zoning Administrator's decision to approve Conditional Uses to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, patron dancing and live entertainment.)

Applicant: Jeremy Selman, Freehand LA

Representative: Elizabeth Peterson, Elizabeth Peterson Company

Case No. ZA-2014-4048-CUB-CUX-ZV-1A

CEQA No. ENV-2014-4049-MND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (10)

[16-1307](#)

CD 4

**TIME LIMIT: 12/15/16; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Categorical Exemption and related California Environmental Quality Act (CEQA) findings, report from the Central Los Angeles Area Planning Commission (CLAAPC), and an appeal filed by Windsor Village Concerned Citizens and Windsor Village Historic Preservation Committee (Representative: R.J. Strotz, Esq., Law Office of R.J. Strotz) relative to the entire determination of the CLAAPC in sustaining the action of the Deputy Advisory Agency in approving Tentative Tract No. TT-73037, for the merger of excess City right-of-way along 8th Street with the subject property, for the property located at 800 South Lorraine Boulevard, subject to Conditions of Approval.

Applicant: Kamran Khoubian

Representative: Kamaran Kazemi, TALA Associates

Case No. TT-73037-1A

CEQA No. ENV-2015-0837-CE

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (11)

[14-0656-S31](#)

CD 5

Application filed by Elisha Shashoua (Representative: Dan Grossman) requesting a Hardship Exemption from Baseline Mansions Interim Control Ordinance No. 183497 for the demolition of an existing 1,189 square foot, single-family dwelling with a detached garage, and the new construction of an approximately 5,400 square foot, three-story, single-family dwelling, consisting of two-stories above ground level and a one-level subterranean garage, including covered balconies and patio, on a 6,760 square foot lot located at 1940 South Kelton Avenue.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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